



INDUSTRIAL PROPERTY OPPORTUNITY

1414 S. HARBOR DRIVE MILWAUKEE, WI 53207



• PARCEL C

- **Acreage:** 8.73 acres
- **Remediated Cap** is designed for Heavy Industrial Use
- **Retention Pond** (catch basins and subsurface sewers cannot be installed beneath cap.
- **Access via S. Harbor Drive and S. Lincoln Memorial Drive.**
- **Water, sewer and electric services available.**
Tenant shall be solely responsible for the installation and purchase of all utility services required by Tenant during the term of their Lease.
- **Transportation access:**
 - Interstates 794 and 94
 - Union Pacific and Canadian Pacific RR's.
 - Mississippi River and its tributaries.
 - Access to Atlantic Ocean via Great Lakes and St. Lawrence Seaway.

Rental Considerations:

- The Port Director shall bring a rental opportunity to its Board of Harbor Commissioners for consideration. Any lease is contingent on BHC and Common Council approval.
- The Port is cognizant of the Bay View neighborhood, and any loud, odorous or 24 hour operations will be taken into consideration.
- As an economic driver, job creation and investment is a priority.
- Long term leases are available based on investment to the property.

Rental Rates:

- \$250,000 per year - bare ground lease-8.73 acres
Note: Land cannot be sold according to article IX, section 1, of the Wisconsin Constitution and incorporated in chapter 30 of the Wisconsin Statutes.
- Dockage and Wharfage rates are based on current Port Tariff.
- Cranes and other equipment available for rent based on the current Port Tariff rates.



Environmental assessment and DNR reports available.

Contact Information:

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This is provided as information purposes only and the representations made herein, though thought to be accurate, are without warranty.

The Port reserves the right to reject any and all proposals for any reason at its sole discretion, to negotiate the terms and conditions of an eventual lease, and to impose use restrictions, if necessary.